

VILLAGE VOICE

Office Hours: Monday, Wednesday, Friday 9:00 a.m. to 1:00 p.m.

Email address:

Villagehomespoa@gmail.com

January 2020

www.villageinwestlake.com

OPEN SEAT FOR THE BOARD OF DIRECTORS

We currently have an open seat on the Board. If you are interested in volunteering your time to help your community, please let us know. In addition, we are always looking for committee volunteers. Contact Valerie at the clubhouse if you would like to help the neighborhood.

WORK DONE IN NATIVE AREA

It was recently discovered that work was done and trees were cut in the native common area between Rimcrest and Silverspring. We would like to remind all owners that no work should ever be done in the common areas without the approval of the board. This can be a major liability for the Association and is considered trespassing. If anyone has any information please contact Val Alejo at the clubhouse 805-497-4491.



ADDRESS NUMBERS AND MAILBOXES

Please check your address numbers mounted on your home and make sure that plant material is not blocking visibility from the street. In addition, please check your mailboxes, some posts could use some paint and some mailboxes are in need of repair or replacement (replacement with similar style and color only), although you may share a post with a neighbor, the maintenance is still the responsibility of the homeowners respectively.

PLANTING NEW TREES

When submitting an architectural application to plant a new tree, please choose a species appropriate for our area. As an example, eucalyptus trees and palm varieties that could in the future be considered a fire danger, will not be approved.

PROBLEMS WITH STREET TREES

A street tree is a tree required or planted by the City, usually in a parkway or within five to six feet from the back of the sidewalk within the public right-of-way or a City easement. If you believe your street tree is diseased, invading sewer lines or for any street tree problem contact the Thousand Oaks Department of Public Works at (805) 449-2499 or on the city of Thousand Oaks website www.toaks.org. A city representative will inspect the site and attempt to remedy the problem.

2019-2020

Board

Of

Directors

John Chavez

President

Lawrence Stern

Vice-President

Michael McGillivray

Treasurer

Janet Wall

Secretary

Open Seat

Director



MEETINGS

Meeting will now be held on the first Wednesday of each month.

The next Board of Directors Meeting will be held February 5th, 2020 at 5:30 p.m. at the Village Homes Clubhouse. All homeowners are invited to attend.

VILLAGE HOMES WEBSITE

Do you want to communicate with the board? If you would like to bring something to the board's attention or make a suggestion you can submit a request on the website. Just click on the Contact link on the home page. www.villageinwestlake.com . You can also find POA documents such as the architectural application, clubhouse rental application, agenda, meeting minutes and more.

NEW HOA ELECTION RULES

The new Election Rules effective January 1, 2020 will be sent out to the membership for review. As you may recall, the new rules are required by law per Senate bill SB 323. Currently the proposed rules are being reviewed by the board and will be released shortly.

AUTOMATED QUARTERLY PAYMENT

Did you realize that you can sign up for automated debit of your quarterly dues from the bank account of your choice so that you never have to think about making your payment or incur late fees? All you have to do is complete a form, attach a voided check and the management company will take care of the rest!

To enroll, give Kathleen McCusker a call at (805) 413-1170 or email her at kmccusker@emmonsco.net.

RENT THE CLUBHOUSE

If you have a party, baby shower or a meeting you are planning, this is a reminder that as a Village Homes resident, you have the privilege of renting the clubhouse for your personal and social events. If you would like to make a reservation, or if you would like more information, email or call Valarie at the office. You may also obtain the contract and fee information on our website.

Village Homes Clubhouse Rental Rates

Category "A" - 20 or fewer guests

Rental Fee \$100.00 – Deposit \$500.00

Category "B" – 21-40 Guests

Rental Fee \$200.00 – Deposit \$500.00

Category "C" - 41-100 Guests

Rental Fee \$400.00 – Deposit \$1,000.00

ABANDONED VEHICLE HOTLINE

If you have an abandoned vehicle on your street you can call anonymously to report the information. The

messages are checked Monday through Friday. (805) 371-8379

PET OWNERS



We have been receiving a large amount of complaints about dogs that are off leash in our parks and greenbelts. Please remember your dog must be on a leash at all times. Please be considerate of your neighbors.

HOLIDAY LIGHTING AND DECORATIONS

After the holiday celebrations, your holiday decorations should be removed within two weeks after the conclusion of the holiday.

IS YOUR HOME A RENTAL?

Please remember to provide your tenants with a copy of the rules and regulations. A PDF version of the rules can be found on the Village Homes website www.villageinwestlake.com or a hard copy can be picked up at the clubhouse.

STREET & GREENBELT LIGHTS

To report an outage, please visit www.sce.com. Click on the outage center, and then click on Report Street Light Outage. You may also call 800-655-4555.

WHAT CAN I DO TO HELP STREET SWEEPERS?

Keeping the roadway in front of your house free of large objects and obstructions is the best way to assist street sweeping.

- Remove any vehicle parked on the street - Any vehicle (car, truck, boat trailer or recreational vehicle) parked on the street prevents the sweeper from reaching the curb lane where debris accumulates.
- Keep large debris out of the road - Large sticks, branches and pine needles will clog and jam the sweepers' operating systems.
- No garbage cans or yard waste in the street during sweep day

TENNIS COURT & POOL DECK

Bike riding, skateboarding, rollerblading, etc. are not allowed at the clubhouse parking lot, pool area and tennis courts. Please use the two bike racks located at both entrances of the pool to park your bike and don't forget to lock it.

APPLICATION FOR ARCHITECTURAL APPROVAL

villagehomespoa@gmail.com

VILLAGE HOMES POA

c/o THE EMMONS COMPANY
One Boardwalk Avenue, Suite 102
Thousand Oaks, CA 91360
805-413-1170: Phone

PLEASE FILL IN ALL SPACES COMPLETELY
DO NOT START WORK UNTIL YOU RECEIVE APPROVAL

PROPERTY OWNER	LOT #
STREET ADDRESS	
HOME PHONE:	BUSINESS PHONE:
EMAIL:	

TYPE OF REQUEST

- | | | |
|------------------------------------|--|----------------------------------|
| <input type="checkbox"/> LANDSCAPE | <input type="checkbox"/> PATIO COVER | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> PAINT | <input type="checkbox"/> ARTIFICIAL TURF | <input type="checkbox"/> DOORS |
| <input type="checkbox"/> REMODEL | <input type="checkbox"/> TREE REMOVAL | <input type="checkbox"/> WINDOWS |

Please provide a detailed description of proposed plan or modification. Please include pictures, plans and product description. If applying for artificial turf a sample must be provided with the application. Once the project is complete, please fill out the notice of completion form and return it to the clubhouse.

ANTICIPATED STARTING DATE: _____ ANTICIPATED COMPLETION DATE: _____

The attached planned improvements and plans were made available to the undersigned neighbors for review.

Neighbors Signature Address Date

Neighbors Signature Address Date

We, the undersigned, certify that we are the legal owners of the above property and that we agree to abide by the Village Homes POA Architectural Guidelines and. CC&Rs. Approval by this Architectural Board does not constitute waiver of any requirements of applicable governing agencies.

Signatures(s) _____ Date: _____

For Office Use Only

Date Submitted: ___ / ___ / ___ Date Approved: ___ / ___ / ___ Approved by: _____

Date Denied: ___ / ___ / ___ Reason _____

BOARD OF DIRECTORS MEETING

November 13, 2019

Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association of November 13, 2019 was called to order at 5:50p.m.

BOARD MEMBERS PRESENT

A quorum was established with Board Members John Chavez, Laurence Stern, Michael McGillivary and Janet Wall.

OTHERS PRESENT

Tish Matthews, Association Manager,
The Emmons Company Valarie Alejo, Recording Secretary,
The Emmons Company 5 Homeowners

HOMEOWNER COMMENTS

The owner of lot# 13801 was present to discuss a courtesy notice that was sent regarding their trash cans. She advised us that her trash cans were not left out. Management let her know that we have a new committee for violations and they are still getting used to the homes and the addresses. The letter will be pulled from her file and removed from the violation log. The owner of lot# 30302 was present to ask for advice about a neighbor's tree that is causing damage to her home. The board advised her to speak with her neighbor directly. The owner of lot# 31002 was present to talk to the board about some ongoing legal matters. Tish Matthews advised her that due to the lawsuit all communication between her and the board needs to go through the attorneys. The owner also wanted to know who to contact regarding the sidewalk that is lifting near her home. Management advised her to contact the city of Thousand Oaks. The owner also asked the board if they would consider patrol security for the community. The board advised that security patrol was not part of the CC&R's as something that the association needs to provide. They recommended she contact the local police department to find out how to start a neighborhood watch program. The owner of lot# 43502 was present to follow up on a request for reimbursement for roof damage that was caused by a tree in the common area. The board thanked him for attending and advised him that his request was on the agenda.

MEMBER REQUEST FOR REIMBURSEMENT

The owners of Lot#43502 submitted three bids to the board and is requesting reimbursement for damage to the roof of his home that was caused by a common area tree. MOTION: John Chavez made a motion to approve the reimbursement of \$1000.00. Janet Wall seconded the motion and it passed all in favor.

COMMITTEE REPORTS

Greenbelt

Janet Wall and Jerry Monahan from Treescapes looked at some of the trees in the community. Bids will be discussed in new business.

Landscape- MOTION: Mike McGillivary made a motion to approve the proposal submitted by Brightview in the amount of \$3,000.00 for the new landscape improvement project. Laurence Stern seconded the motion and it passed all in favor.

Violation- A copy of the report was reviewed. The committee reported that many homes are missing the address numbers to their home so it is hard to report the correct addresses. They also feel that if there were a fire or emergency it would be very hard for the fire department or police to find them. The board would like a reminder in the newsletter asking all owners to make sure the address numbers are visible.

Architectural- One application is pending review.

Pools – New boxes and locks for the pool chemicals were purchased. AAA pools will install them by November 15th, 2019. John Chavez would like a planter to be installed near the boxes.

Finance Committee- No report.

Clubhouse- Val Alejo reported there are seven rentals for December scheduled. Things have been going good with the clubhouse rentals and no complaints have been reported.

APPROVAL OF MINUTES

October 9, 2019 General Meeting MOTION: John Chavez made a motion to approve the October 9, 2019 meeting minutes as amended. Laurence Stern seconded the motion and it passed all in favor.

October 9, 2019 Executive Session for legal- MOTION: Michael McGillivary made a motion to approve the October 9, 2019 executive meeting minutes as presented. Laurence Stern seconded the motion and it passed all in favor.

October 16, 2019 General Meeting for Landscape-

MOTION: John Chavez made a motion to approve the October 16, 2019 meeting minutes as amended.

Laurence Stern seconded the motion and it passed all in favor.

FINANCIAL REPORT

The financial report for October 2019 was presented by Michael McGillivray, showing total cash on hand of \$381,581.31 as of October 9, 2019. **MOTION:** Michael McGillivray made a motion to approve the October 2019 financial report. The motion was seconded by Laurence Stern and passed unanimously.

Delinquency Report – A copy of the log was reviewed.

MANAGEMENT REPORT Tish Matthews reported effective January 1, 2020 the elections laws for homeowners associations are changing. The association's attorney will have to rewrite the election rules.

OLD BUSINESS

Reserve Study- Tish Matthews will contact the reserve company and provide the information requested.

NEW BUSINESS

2020 Budget & 2019 Mid-Year- **MOTION:** Mike McGillivray made a motion to approve the 2020 Budget as presented with no increase in the assessment. John Chavez seconded the motion and it passed all in favor.

2018 Excess Operating Income Allocation Forecast
MOTION: Mike McGillivray made a motion to transfer the 2018 operating surplus in the amount of \$52,954 to the general reserve fund. John Chavez seconded the motion and it passed all in favor.

Tree Trimming Bids Dead Wooding for Roof

Replacement- **MOTION:** Treescapes was asked to provide a separate bid for the deadwooding of lot# as the trees needed to be deadwooded so that the roof could be replaced before the rainy season. Laurence Stern made a motion to approve the proposal from

Treescapes in the amount of \$890.00. Janet Wall seconded the motion and it passed all in favor. **General trimming and removals-** A proposal was submitted by

Treescapes in the amount of \$16,687 to deadwood and/or trim 36 trees in the community. **MOTION:** Laurence Stern made a motion to approve the proposal from Treescapes in the amount of \$16,687. Janet Wall seconded the motion and it passed all in favor.

Brightview for Cleared Area- No action was taken on the proposal. Brightview reported that the brush and debris was removed from the native area behind Rimcrest. They did not know who completed the work.

Landscape RFP Bids- Discussed in committee report.

Pool Deck Seal Bid- Pacific Construction- The bid from the last time the pool deck was sealed was provided. The board would like Val Alejo to contact Sun Wave to set up a meeting to discuss their sealing products.

City Tree Replacement Letter to Members- The board reviewed and approved sending a letter to 59 owners to see if they would like the city to plant a tree in front of their home.

CORRESPONDENCE LOT# 11602 sent a letter and photo to the board asking if the solution to block their trash cans from the view of neighboring homes was acceptable. The board approved of the owners solution and will stop the fines.

BOARD COMMENTS Michael McGillivray would like the board and management to consider having management provide an action item list for each person after the meeting.

NEXT MEETING The next board of directors meeting is scheduled for January 8, 2020 5:00 p.m. for executive session and 5:30 p.m. for the regular meeting.

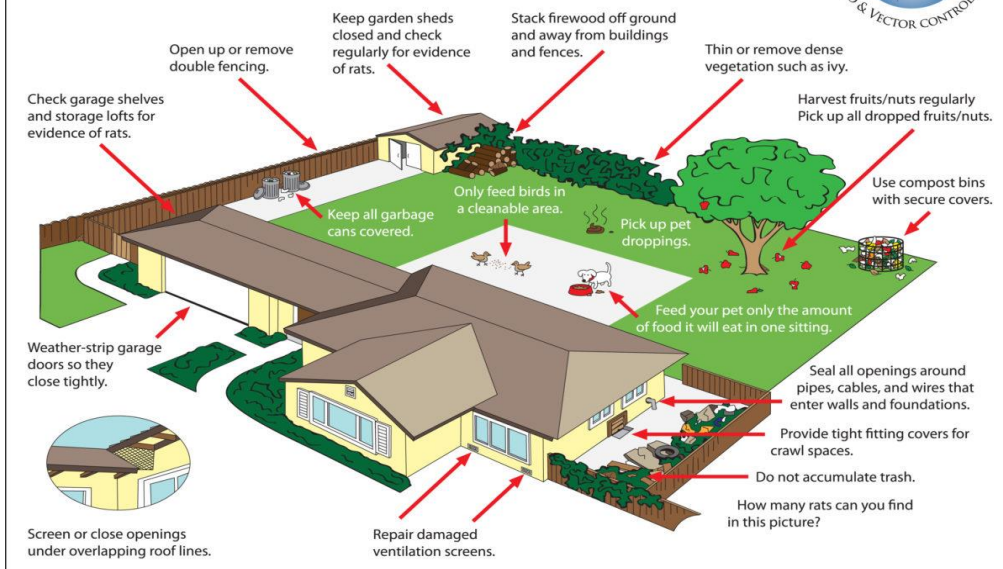
ADJOURNMENT

There being no further business, the meeting was adjourned at 7:30p.m.

Respectfully submitted, Valarie Alejo,
Recording Secretary

Village Homes POA
1040 Evenstar Avenue
Westlake Village, CA 91361

Prevent rats from becoming a problem on your property!



*Seal up entry points into the house, attic, garage, and crawl spaces. Use 1/4 inch wire, steel wool, foam, weather stripping, and metal sheeting to close up holes.

*Trim or remove thick vegetation where rodents nest.

*Limit attractants such as pet food left outdoors, bird feeders, easily accessible fruit trees, and trash that is not properly sealed.

*Share information with others about how rodent poisons can kill our local wildlife and our pets, as poisons move through the food chain.